



Project Name: Tucker-Winfield Apartment House

Case Number: C14H-2017-0107

Update #: 0

Case Manager: Steve Sadowsky

Team:

Date Filed: August 07, 2017

Date Dist: August 08, 2017

Comments Due Date: August 28, 2017

Discipline	Name
NPZ Historic Review	Steve Sadowsky
NPZ Legal Department Review	Michelle Thompson - email
NPZ Mapping Review	Mapping Review
NPZ Comprehensive Planning Review	Kathleen Fox
Notice	
NPZ	Andrew Rivera - email





Report run on: 8/7/17

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C14H-2017-0107

TYPE/SUBTYPE: Historical/

PROJECT: Tucker-Winfield Apartment House

LOCATION: 1105 NUECES ST

CASE MANAGER: Steve Sadowsky

PHONE 512-974-6454

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE:

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING: GO

EXISTING USE:

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

GO-H

WATERSHED: Shoal Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER:

GRIDS:

ELECTRIC:

GRIDS:

SEWERAGE:

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0208010403

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

N 53 FT OF LOT 1 & N 53' OF W 48' OF LOT 2 BLOCK 132 ORIGINAL CITY

RELATED CASES (if any):

CONTACTS:



Applicant

PRESERVATION CENTRAL

512-478-0898

Teresa Myers

823 HARRIS AVE.

Owner

512--

ELAYNE LANSFORD

7107 THOMAS SPRINGS RD AUSTIN TX 78736

Billed To

512--

ELAYNE LANSFORD

7107 THOMAS SPRINGS RD AUSTIN TX 78736

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

OK to go
SS 7.25.17

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: _____	FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER _____	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: _____	

BASIC PROJECT DATA:

1. OWNER'S NAME:	<u>Elayne Louise Lansford</u>
2. PROJECT NAME:	<u>Tucker-Winfield Apartment House</u>
3. PROJECT STREET ADDRESS (or Range):	<u>1105 Nueces Street</u>
ZIP <u>78701</u>	COUNTY: <u>TRAVIS</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS APPROXIMATELY _____ DISTANCE FROM ITS INTERSECTION WITH _____ CROSS STREET.	

AREA TO BE REZONED:

4. ACRES <u>0.1424</u>	(OR)	SQ.FT. <u>6,201.0</u>			
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>GO</u>	<u>Multi</u>	<u>-</u>	<u>6,201.0 sqft</u>	<u>Multi</u>	<u>GO-H</u>
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES/NO) <u>NO</u>	FILE NUMBER:	_____
7. RESTRICTIVE COVENANT?	(YES/NO) <u>NO</u>	FILE NUMBER:	_____
8. SUBDIVISION?	(YES/NO) <u>NO</u>	FILE NUMBER:	_____
9. SITE PLAN?	(YES/NO) <u>NO</u>	FILE NUMBER:	_____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Original City of Austin
Block(s) 132 Lot(s) * Outlot(s) _____
Plat Book: _____ Page _____
Number: _____
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots) * N53' Lot 1 and N53' of W48' of Lot 2

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: _____ PAGE: _____ TAX PARCEL I.D. NO. 196738
EXECUTOR DEED # 2015133737

GRANTOR: SAM Winfield GRANTEE: Elayne Louise Lansford
OTHER PROVISIONS: 7/29/2015

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES ☐ NO ☒
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES ☐ NO ☒
14. IS A TIA REQUIRED? YES ☐ NO ☒ (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____
TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: Elayne Louise Lansford NAME: Elayne Louise Lansford
FIRM NAME: NA TELEPHONE NUMBER: (512) 663-7497
STREET ADDRESS: 7107 Thomas Springs Rd.
CITY: Austin STATE: TX ZIP CODE: 78736
EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: Teresa Lee Myers NAME: TERESA LEE MYERS
FIRM NAME: Preservation Central TELEPHONE NUMBER: (512) 478-0898
STREET ADDRESS: 823 Harris Ave
CITY: Austin STATE: TX ZIP CODE: 78705
CONTACT PERSON: Terri Myers TELEPHONE NUMBER: (512) 478-0898
EMAIL ADDRESS: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) 1105 Nueces St. Austin 78704

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction

Vol./Page

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones
Lots 1-2, Block B, Driving Park Addition
January 12, 1903

Vol. 409, pp. 552-554

(Continue through the present)

SEE ATTACHED F.1- DEED CHRONOLOGY

F.1: Historical Documentation – Deed Chronology

Property: 1105 Nueces Street, Austin, Texas 78701

Transaction	Vol./Page
<i>1) John B. Kinney & wife, Kittie V. Kinney To Felix Cherico</i> 53' x 117' in Lot 1 of Block 132, and 53' of the W 48' of Lot 2 of Block 132, in the Original City of Austin December 20, 1932	<i>Vol. 486, pgs 480-481</i>
<i>2) Felix Cherico to Jim Tucker and the Calcasieu Lumber Company</i> 53' by 117', a part of Lot 1 and the W 48' of Lot 2, Block 132, in the City of Austin February 20, 1939; \$1.00 and promissory note of \$2,440.64	<i>Warranty Deed & Transfer Vol. 608, pgs 242-244</i>
<i>3) Felix Cherico to Jim Tucker and wife Lorena</i> N 53' of Lot 1 and the N 53' of the West 48' of Lot 2, Block 132, in the city of Austin February 20, 1939; \$1.00 (one dollar)	<i>Warranty Deed: Vol. 610, pgs 316-317</i>
<i>4) Jim Tucker, et ux, to H. M. Hargrave, contractor</i> "a 2-story four-apartment brick veneer house" N 53' of Lot 1 and the N 53' of the West 48' Of Lot 2, Block 132, in the city of Austin February 25, 1939; Sum of \$16,100	<i>Mechanic's Liens: Vol. 592, pg. 573</i>

5) Jim Tucker et us to Eva F. Schmidt

Warranty Deed: Vol. 733, pg. 442

N 53' of Lot 1 and the N 53' of the West 48'

Of Lot 2, Block 132 in the city of Austin, Travis

County, Texas, according to the original map or plat of said city.

February 29, 1944; sum of \$10.00

6) Eva F. Schmidt to Karl Ratliff and Wife, Gula

Deed: Vol. 755, p. 29

N 53' of Lot 1 and N 53' of the West 48'

of Lot 2, Block 132 in the City of Austin

February 12, 1949; sum of \$10

7) Karl Ratliff and Wife, Gula, to Sophie Winfield

Deed: Vol. 777, pgs. 129-130

N 53' of Lot 1 and N 53' of the West 48'

Of Lot 2, Block 132 in the City of Austin

December 29, 1945; \$10 and other cash considerations

8) Sophie Winfield to Sam Winfield

Warranty Deed: Vol. 2172, p. 480

N 53' of Lot 1 and N 53' of the West 48'

of Lot 2, Block 132 in the City of Austin

May 16, 1960; \$10.00 and other valuable considerations

9) Sam Winfield to Elayne Lansford

Executor Deed # 2015133737

N 53' of Lot 1 and N 53' of the West 48'

Of Lot 2, Block 132 in the City of Austin

July 29, 2015

F.2: Historical Documentation – Occupancy History

Source: Austin City Directories are source for all the following information:

Year	Apt.	Occupant Name and Employment
1940		Only one unit occupied – Mrs. Ollie G. Doughty, widow of Rufus [none listed]
1941	A	Mrs. Mary Boston – reporter, State Railroad Commission
	B	Charles F. and Marjorie Wendlandt - real estate, Carl Wendlant & Sons Real Estate
	C	Larue Martin – office secretary, State Comptroller
	D	Jo Woods – stenographer, State Highway Department
1942	A	Leland & Estalyne Everett [none listed]
	B	Frances Goff – personnel director, State Railroad Commission
	C	Larue Martin – office secretary, State Comptroller
	D	Judy Akers [none listed], Marty Akers, UT Student, Iva Akers
1943		no directory
1944-5	A	Leland Everett [none listed]
	B	Frances E. Goff - Auditor, State Board of Control
	C	Larue Martin – office secretary, State Comptroller
	D	Mrs. Eva Schmidt, widow of A.R. Schmidt – building owner
1947		Harrol J and Esther Colson – he president and general manager, Patton Transfer
		O.B. Bess Swindel – agent, Republic Life Insurance, Betty, UT student
		Mrs. Sybil Small – clerk, State Industrial Accident Board
		Fred Barge – Owner, Hillcrest Farms Milk Co.

1949	A	vacant
	B	Ray H. and Eula Bolton – salesman, Reedy’s Humble Service
	C	Sol Sidder – caretaker of building, brother of owner Sophie Winfield
	D	Fred & Ruth Barge – he owner, Hillcrest Farms Milk Co.
1950-1		no directory
1952-55		“Furnished Apartments” no individual tenant listings
1956		no directory
1957		Fred R. and Minnie Stephens – [none listed]
		Reba D. Benbrook – office secretary, Internal Revenue Service
		Norma Colton – cashier, Internal Revenue Service
		Iva J. Akers – J. Akers – supervisor State Dept. Public Welfare
		Bonnie J. Adams – clerk, State Employment Commission]
		Judith Edwards – dental assistant
		B. W. Proctor – UT student
		W. P. Holden – salesman
1960		Fred R. Stephens – [none listed]
		Iva J. Akers, chief key punch operator State Dept. of Public Welfare
		Vacancy
		Josephine Mais – senior clerk, Prudential Insurance Co.
1964	1	Robert Parrish – clerk, Hyde Park Pharmacy
	2	vacant
	3	Wayne Lassig – student
	4	vacant
1965		all units vacant

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: _____
Block(s) _____ Lot(s) _____ Outlot(s) _____
Plat Book: _____ Page _____
Number: _____
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: _____ **PAGE:** _____ **TAX PARCEL I.D. NO.** _____

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO
14. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____
TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. ☐ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
SIGNATURE: _____ NAME: _____
FIRM NAME: _____ TELEPHONE NUMBER: _____
STREET ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
SIGNATURE: _____ NAME: _____
FIRM NAME: _____ TELEPHONE NUMBER: _____
STREET ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
CONTACT PERSON: _____ TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Elayne Lanford have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1105 Nueces Street
(Address or Legal Description)

Austin, TX 78701

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Elayne Lanford
(Applicant's signature)

7-10-17
(Date)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 1: Historical Documentation - Deed Chronology

Deed Research for (fill in address) _____

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:

Transaction

Vol./Page

John Doe to Mary Smith,
Lots 1-3, Block B, Driving Park Addition
March 13, 1882
\$2500

Vol. 52, pp. 22-60

Mary Smith, estate, to Ingrid Jones
Lots 1-2, Block B, Driving Park Addition
January 12, 1903

Vol. 409, pp. 552-554

(Continue through the present)

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

F. 2: Historical Documentation - Occupancy History

Occupancy Research for (fill in address) 1105 Nueces St. Austin 78701

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

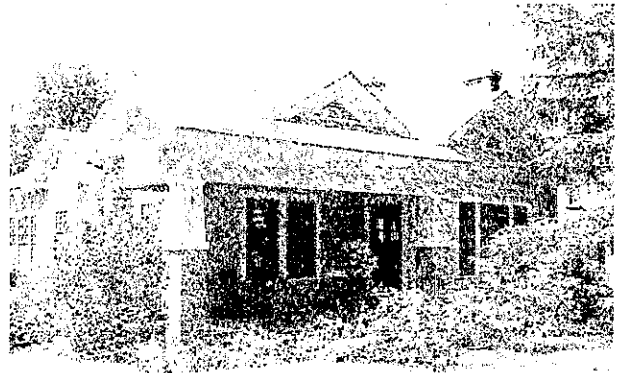
Year	Occupant Name and Reference	Source
1872-1873	A.S. Roberts, Dry Goods and general groceries provisions, City Directories e s Congress b Hickory and Ash Streets A.S. Roberts (Ada), Roberts Dry Goods, r. 610 W. 12 th Street, 2.	
1877-78	Jones, David W., Wholesale Furniture dealer and carpets, 806 Congress Avenue Jones, David W. (Martha), Furniture Dealer, r. 312 W. 5 th Street, 4.	City Directories

(Continue through the present)

SEE Attached F.2 - Occupancy History

Preservation Central, Inc.

823 Harris Avenue
Austin, Texas 78705-2519
(512) 478-0898



Historic Preservation Consulting:

National Register Nominations · Preservation Planning · Cultural Resource Surveys · Preservation Education

July 14, 2017

Steve Sadowsky, Historic Preservation Officer
City of Austin, Texas

RE: Submittal of Application Package for the Tucker-Winfield Apartment House, 1105 Nueces St., Austin

Dear Steve,

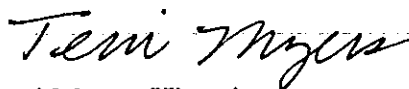
With this letter I am submitting an application packet containing a hard copy of the Application Form and supplemental documentation for Historic Zoning for the Tucker-Winfield Apartment House at 1105 Nueces St., Austin, TX, 78701.

The application, full size tax map showing properties within 300' of the subject property, tax certificate, submittal verification and inspection authorization forms and acknowledgment forms are all included in hard copy. Current color digital prints and electronic images of all elevations and noteworthy interior features, and a streetscape of the 1100 block of Nueces Street are included in the packet.

Both hard copy and electronic versions of the documentation, including an introduction, eligibility justification, architectural description and historic narrative are in the packet. Documentation includes Items F.1 and F.2, a chain of title and list of occupants to the end of the historic period. A chronological history of the building and its owners and a discussion of historical trends associated with the property are contained in the narrative.

In addition, an electronic version of the completed National Register nomination form is included in the packet. The nomination contains a more detailed historic context for apartment construction in Austin, an in-depth discussion of the four-unit apartment house, and additional information on the property owners. The Figures section of the nomination contains an area map, site plan, elevation drawings and floorplans, and historic images including Sanborn maps, newspaper advertisements, photographs and yard signs, which can be excerpted for presentations. Hard copies of these graphics are also included in the packet.

On behalf of my client, Elayne Lansford, and myself, thank you your review and consideration of this application. Please call or email me if you have any questions or need any other items.



Terri Myers, Historian
Preservation Central, Inc.

PHOTO LOG

Tucker-Winfield Apartment House, 1105 Nueces Street, Austin, TX 78701

- 1 – Primary façade entry bay, facing E
- 2 – Primary (West) elevation, facing E
- 3 – West and South elevations, facing NE
- 4 – North and West elevations, facing SE
- 5 – East (rear) and North elevations, facing SW
- 6 – Upstairs landing and multi-light window
- 7 – Stairwell
- 8 – Entry hall door and sidelights, facing NW
- 9 – Apartment B dining and living rooms, facing NW
- 10 – Apartment B fireplace and mantel, facing N
- 11 – 1100 block Nueces Street, facing NE

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

Application Instructions

All applications must include: A. Application Form, B. Tax Maps, C. Tax Certificate, D. Submittal Verification and Inspection Authorization Form, E. Acknowledgement Form, and F. Historical Documentation. All information must be complete before an application form can be accepted and processed. Please note that fees are required for owner-initiated historic zoning cases [contact City Intake Office at (512) 974-2681 or (512) 974-6338 for fee information].

A. APPLICATION FORM - Type or print all information. One copy of the completed application form shall be submitted in which the following items shall be addressed:

1. **Owner:** Please indicate name of current owner. The current owner, or authorized agent, may apply for the zoning change.
2. **Project Name:** Fill in the proposed "historic name" of the property. Generally, this should be the last name of the first owner of the historic house/building followed by last names of any owners who occupied the site for a significant amount of time (e.g., Bailey-Houston House).
3. **Project Street Address(es):** Indicate the project address or, if not available, the range of addresses for all streets abutting the property. For assistance, contact city addressing staff at 974-2398.
4. **Area to be Rezoned:** The area of the tract(s) for which a zoning change is being requested shall be shown in square feet or acres. If more than one type of zoning is being requested, identify each tract and indicate size and type of zoning being requested.
5. **Existing and Proposed Zoning:** Indicate existing zoning (e.g., SF-3) and use (e.g., residence), as well as proposed zoning (e.g., SF-3-H) and use (e.g., residence). If more than one tract is involved, identify by tract number and corresponding acreage or square footage. Zoning map books are available in the Document Sales Section, One Texas Center, 505 Barton Springs Road, 1st Floor in order to assist with verifying a tract's existing zoning.
6. - 9. **Active Zoning case, Subdivision case, Restrictive Covenant changes, and/or Site Plan Requests:** If there are any pending requests on the property covered by this application, please indicate requested information.
10. **Property Description:** The property description shall accurately describe only that area for which a zoning change is being requested. This description shall be by either lot and block of a recorded subdivision, including plat book and page, or by certified field notes describing only the land area needed for the proposed use(s). If field notes are supplied, the survey map and a copy of field notes are needed using the following format:
 - a) Prepared on 8 1/2 x 11 paper
 - b) Typed in a standard business typeface (Legible)
 - c) Begin with a caption that describes the total tract
 - d) Surveyor's calls included
 - e) End with the words "to the point of beginning"
 - f) Sealed by a registered public surveyor
11. **Deed Reference and tax parcel identification number.** The volume and page numbers of the deed conveying the property to the present owner and the total size of the property conveyed shall be shown. This information is on your deed or is available in the County Clerk's Office, Travis County Courthouse. Tax parcel identification information is available from the Travis County Appraisal District (TCAD) on their web site www.traviscad.org at Walnut Creek Business Park, 8314 Cross Park Drive (U.S. 290 and Cross Park Drive), phone (512) 834-9317.

Steve Sadovsky OK'd
via Andrew Rice via email

- 12.-14. **Other Provisions. Combining/Overlay Districts** - If the historic zoning request falls within a zoning combining district (such as a Neighborhood Plan or NP combining area), National Register Historic District or other overlay districts please fill in this information in the space provided. For additional information, contact the the Development Assistance Center at (512) 974-6370.

**City of Austin - Historic Preservation Office
Historic Zoning Application Packet**

15. **Type of Ownership** - If the ownership is other than sole or community property, attach a list of the partners/beneficiaries/principals and their positions.
16. **Owner information** - Owner information is required. If the owner agrees to be represented by an agent, then please a written authorization for the agent to represent the owner's interests. If there is more than one owner, attach additional owner information to application. Be sure that all signatures are legible and address information is correct.
17. **Agent Information** - If designated, this will be the Planning and Zoning Department's primary contact. If the agent changes, your Case Manager should be notified.

B. TAX MAPS - Tax maps are used to obtain property owner names and addresses for notification. Tax maps must be submitted with all zoning applications and shall meet the following requirements:

1. One blueline copy of each of the current tax plats, showing all properties within 500 feet of the tract for which zoning approval is being requested. Include all maps referred to in the 500 feet surrounding the tract. Outline the subject tract in red. (DO NOT SPLICE THE MAPS TOGETHER).

Tax maps are available at the Travis County Appraisal District (TCAD) at Walnut Creek Business Park, 8314 Cross Park Drive (U.S. 290 & Cross Park Drive), phone 834-9317.

2. For projects located outside of Travis County, applicants must submit a list of names and addresses of all property owners located within a 500-foot radius of the subject tract.

C. TAX CERTIFICATE - A Tax Certificate must be submitted with all zoning applications. This certificate may be obtained from the County Tax Office located at 5501 Airport Boulevard and should indicate that no taxes are owed on the property.

D. INSPECTION AUTHORIZATION FORM - A signed authorization form must be included.

E. ACKNOWLEDGMENT FORM CONCERNING SUBDIVISION PLAT NOTE/DEED RESTRICTIONS - A signed acknowledgement form is required. The applicant should carefully check records before signing the attached acknowledgement form. Plat notes are shown on the face of the subdivision plat. Plats are available at the City or the County Courthouse. Deed restrictions are recorded at the Courthouse if you do not already have a copy.

F. HISTORICAL DOCUMENTATION - The applicant needs to submit one full copy of supporting historic documentation for city use (will NOT be returned). All information should be submitted loose or paper-clipped; no stapled, glued or bound documents please. An informational brochure providing additional information on historic research and potential sources of information is available from the City Historic Preservation Office at 974-2727, on the Historic Preservation Office web site or at the Austin History Center.

- (1) A chronological list of prior owners. This chronology should begin at a minimum with the transaction whereby the owner who is believed or known to have built the first building on the site first acquired some or all of the property. (Deed information available at the Travis County Clerk's Office, at 5501 Airport Boulevard). See attached form F.1.
- (2) A chronological list of occupants/residents/tenants, their occupations, and their dates of occupancy for all years of a building's existence (Usually available from the City Directories in the Austin History Center). See attached form F.2.
- (3) Biographical data on owners and occupants as available. Please copy all information available, including newspaper articles, family records, marriage certificates, etc. For cemeteries, a list of burial names and biographical data on associated personages required. (Contact the Austin History Center for biography files, obituary records, census data, marriage and death records, etc. Other sources include previous occupants/owners or their descendants, company/organization archives, etc.).

City of Austin - Historic Preservation Office
Historic Zoning Application Packet

- (4) Information on historically significant events which occurred at the location, if known (see 3. above for research information).
- (5) Color digital prints showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features. Photographs should be labelled on the back in pencil and should be submitted loose (un-affixed).
- (6) Information on architect, builder, contractor and any craftsmen who worked on the buildings and structures on the site when available. (See 3. above for possible sources).
- (7) Reproductions (high quality photocopies acceptable) of historical photographs when available (Sources include Austin History Center, previous owners and occupants or their descendants, company/organization archives, etc.).
- (8) A dimensioned site plan or survey showing the tract in question and the location/placement of all buildings/structures on the tract.
- (9) A brief historical narrative (no more than 40 7 pages) providing:
 - A brief chronology and overview of the property's history and development, including dates for all new construction (houses, outbuildings, wells, etc.) and alterations. (Sources include mechanic's liens, Sanborn Fire Insurance Maps, Austin History Center records, family records, etc.);
 - A summary of the primary uses and occupants of property over time, and any important persons associated with the site (include full names, birth, marriage and death dates);
 - A justification as to which specific city historic landmark criteria the property meets and why.

A brochure providing additional information on how to conduct historic research and potential sources of information is available from the City Historic Preservation Office at 974-2727 on the Historic Preservation Office web site or at the Austin History Center.

Submittal Checklist

- ✓ A. Application Form.
- ✓ B. Full size tax maps (1"=100') showing properties within 300' of zoning request
- C. Tax certificate or letter from the County Tax office (Not a tax receipt)
- ✓ D. Submittal Verification and Inspection Authorization Form.
- ✓ E. Acknowledgment Form
- ✓ F. Historical Documentation (including Attachment A, B, photographs, historical narrative, and copies of historical information)

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2260642

ACCOUNT NUMBER: 02-0801-0403-0000

PROPERTY OWNER:

LANSFORD ELAYNE LOUISE
7107 THOMAS SPRINGS RD
AUSTIN, TX 78736-2824

PROPERTY DESCRIPTION:

N 53 FT OF LOT 1 & N 53' OF W 48'
OF LOT 2 BLOCK 132 ORIGINAL CITY

ACRES

.1424 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1105 NUECES ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2016	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2016 \$15,794.78

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2016 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/14/2017

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Susan Michelsen

Property Profile Repo

Location Information

Location: 1105 NUECES ST

Parcel ID: 0208010403

Map: MJ23

Future Land Use

Future Land Use (FLUM): No Future Land Use

Regulating Plan: No Regulating Plan

Zoning: GO

Zoning Cases: No Zoning Cases

Zoning Ordinances: No Zoning Ordinances
 (may not include all ordinances)

Other Overlays: Capitol View Corridors Overlay: MOPAC BRIDGE
 Criminal Justice Center Overlay
 Residential Design Standards: LDC/25-2-Subchapter F

Other Options: --

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Environmental

Greater Austin Fully Developed Floodplain: No

Greater Austin FEMA Floodplain: No

Austin Watershed Regulation Areas: URBAN

Watershed Boundaries: Shoal Creek

Stream Buffers: No

Ward Aquifer Recharge Zone: No

Ward Aquifer Recharge Verification Zone: No

Seismic Hazard Zone Review Buffer: No

Political Boundaries

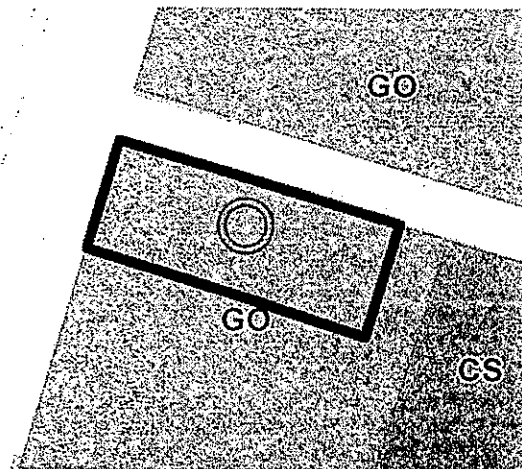
Jurisdiction: AUSTIN FULL PURPOSE

City Council District: 9

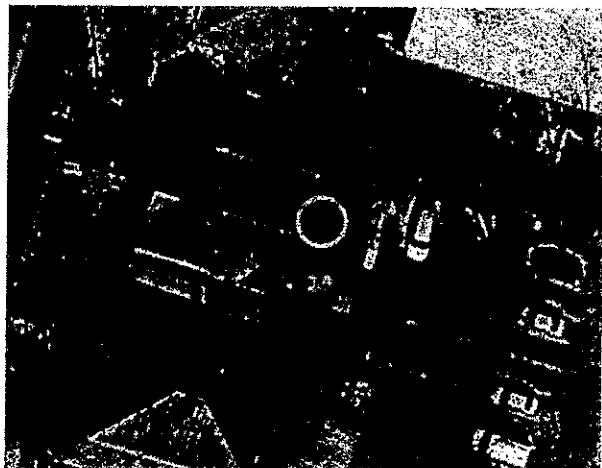
County: TRAVIS

School District: Austin ISD

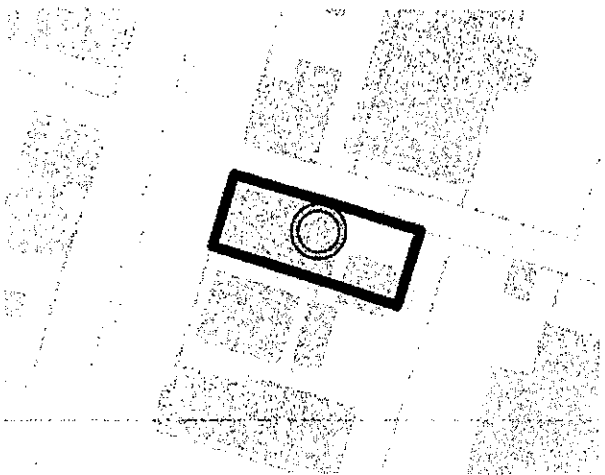
Community Registry: See Community Registry Report



Zoning Map



2015 Aerial View



Vicinity Map



City Of Austin
P.O. Box 1088, Austin, Texas 78767
INVOICE

Invoice No.: 6593110

Invoice Date: 08/07/2017

Description: Zoning

Sub Description: Historical

Work Description:

Payer Information

Company/Facility Name:

Invoice To: ELAYNE LANSFORD
7107 THOMAS SPRINGS RD
AUSTIN TX 78736

Phone No.: (512)-

Invoice Amount: \$1,823.12

Additional Information

Department Name: Development Services Department

Invoice Issued By: Zachary Whitaker

Invoice Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Comments	Amount
1000 5300 9770 4181	Historic Zoning Application-DSD	11768668	1105 NUECES ST		\$68.00
1000 6800 9100 4181	Historic Zoning Application-PAZ	11768668	1105 NUECES ST		\$395.00
1000 5300 9770 4192	Notification/Renotification	11768668	1105 NUECES ST		\$1,120.00
1000 6800 9100 4060	Sign Fee - PAZ	11768668	1105 NUECES ST		\$170.00
8131 6807 1113 4066	Development Services Surcharge	11768668	1105 NUECES ST		\$70.12
TOTAL :					\$1,823.12

The invoiced fees are valid through September 30, 2017, and may require update thereafter.

Historic Landmark Application: Tucker-Winfield Apartment House, 1105 Nueces Street

Introduction

The Tucker-Winfield Apartment House at 1105 Nueces Street is a four-unit brick veneer “apartment house” built in 1939 by contractor H. M. Hargrave for owners Jim and Lorena Tucker. It was an excellent location for downtown office workers and government employees, only a few blocks to the new county courthouse and the state capital complex. In 1945, Sophie Sidder Winfield bought the building as income property for herself and her two children after her husband died unexpectedly. In 1960, Mrs. Winfield transferred title to her son, Sam Winfield, who in turn left it to his niece – Sophie’s granddaughter – Elayne Winfield Lansford. Ms. Lansford is currently renovating the building and will continue to rent the apartments when the work is completed. The apartment house has been continuously occupied since 1940 and has been in the same family for 72 years.

The apartment house is a substantial 2-story brick veneer building designed in a blend of Period Revival styles popular in the 1920s and 1930s; it borrows from Tudor Revival, Colonial Revival and Italian Renaissance design palettes and is the only known example of this style in Austin. Though its design was unique, the four-unit form became the model for downtown apartment construction at that time. As government and university expansion programs grew in Austin during the 1930s, scores of similar four-unit apartment houses in various Period Revival styles were built in the blocks surrounding the state capital complex and the new Travis County Courthouse.

These compact two-bedroom units were advertised as modern, efficient apartments equipped with the latest conveniences including tiled “shower baths” and “kitchenettes,” built in telephone nooks, ironing boards and dining room cabinets, and ceramic gas fireplaces with tile surrounds – no need to haul wood or take out the ash pans! Each apartment featured hardwood floors, graceful archways between the living and dining rooms, pairs of large double-hung windows to provide good light and cross-ventilation, and built-in closets in each of the bedrooms and hallway.

Starting in the 1950s and increasing in the 1960s, however, the state launched a major building program to expand the state capital complex. This led to the wholesale demolition of apartment houses in the downtown core as new office buildings and parking garages replaced them on their sites. Today, the Tucker-Winfield Apartment House is one of the last surviving examples of its type in the central business district. It is further distinguished by its extraordinary architectural integrity; the exterior has not been altered since 1939, except for the loss of a small secondary porch roof on a side elevation and the addition of room air conditioning units. The porch roof will be restored and the AC units removed in the current renovation project. In addition, the individual apartments retain virtually all of their original features as advertised above; the original windows, doors, built-in elements, room arrangement and decorative details remain intact.

The Tucker-Winfield Apartment House is listed in the National Register of Historic Places under Criterion A, for its historic associations with Austin’s growth and development as county, state and federal governments, and the University of Texas, expanded from their original campuses in the 1920s and 1930s, and into the early postwar era. It is also listed under Criterion C, for architectural significance as a unique, exceptionally intact example of a now-rare building form that came to represent the type of modern, sophisticated housing available to Austin’s urban professionals during that period.

Historic Landmark Criteria

1. It meets the 50-year age criteria

The Tucker-Winfield Apartment House was built in 1939 and its period of significance extends from 1939 to 1967.

2. It retains a tremendous level of integrity

The property is exceptionally intact and retains an extraordinary level of historic and architectural integrity, including all seven aspects of integrity as defined by the National Register of Historic Places; it has integrity of location, setting, feeling, design, materials, workmanship and association.

3. It is individually listed in the National Register of Historic Places under two categories

The building is individually listed in the National Register of Historic Places for both historic significance and architectural merit. Furthermore, it meets City of Austin criteria for both i) Architecture and ii) Historical Associations.

The Tucker-Winfield Apartment House embodies the distinguishing characteristics of several recognized architectural styles (Period Revivals: Tudor Revival, Colonial Revival and Italian Renaissance) and is a rare, intact example of a once prominent building type – the four-unit apartment house – which dominated residential housing in downtown Austin during the 1920s and 1930s.

It also has significant associations with historic events and trends of the 1930s, when Austin grew from a sleepy college town with a small state government compound into a modern Southern city with a surplus of jobs and a growing population. As other cities struggled to survive during the Great Depression, Austin experienced tremendous growth as its major institutions – county, state and federal governments and the University of Texas – embarked on ambitious expansion programs that required a large pool of salaried workers to live in the downtown core. The four-unit apartment house contributed to the city's growth and development during that time by providing modern, efficient housing for a new generation of salaried professionals who lived and worked in the downtown core. The Tucker-Winfield Apartment House is an exceptional and rare surviving representative of this historic trend in Austin.

Architectural Description

General Configuration

The Tucker-Winfield Apartment House is a cube-like two-story apartment with two nearly identical apartment units on the first floor and two more on the second floor. Most of the building is covered by a hipped roof, but an intersecting side-gabled volume spans the entire front elevation. The building is of frame construction set on a concrete perimeter wall and sheathed in a light yellow/buff-colored brick veneer laid in a running bond. All apartment windows are single or paired, wood-framed, 1/1 double-hung wood sash, and all window openings feature brick sills composed of a row of rowlock bricks. Many windows have simple wooden window screens without decorative muntins or other trimwork. Most windows, other than those on the second floor that sit just below the cornice of the hipped roof section, have lintels created by a row of soldier course brick. The roof has almost no eave overhang. A wide cornice band consisting of two simple, lapped pieces of wood wraps the building just below the roof, and gable ends have a course of rowlock bricks trimming the top of the wall plane below the tympanum. The building sits on a concrete perimeter wall foundation and is further supported by 10" square concrete piers. The building's compact, central massing, symmetrical façade, nearly identical interior apartments, and subtle mix of Colonial Revival, Tudor Revival, and Italian Renaissance stylistic detail, in addition to its remarkable integrity, make it an excellent example of the Four-Unit Apartment House type in Austin.

Front Elevation

The front façade faces roughly west, and is located on the side-gabled front volume that spans the width of the building. The symmetrical façade has three bays of equal width – a central entrance bay flanked by identical bays containing paired windows. Due to the slightly sloped lot, the first floor is situated several feet above grade on the front elevation.

The central bay has a concrete staircase with five steps that lead to a small inset porch at the entrance. The bottom stair tread is a curved concrete apron that is slightly wider than the staircase. Wrought iron handrails run along the edge of the porch, down the staircase, and terminate in a subtle spiral at the curved apron. The handrails feature both twisted iron balusters and straight balusters with affixed curlicue details. A short concrete walkway ties the apron to the city sidewalk in front of the building.

The central bay has a projecting brick volume that frames a monumental, two-story arched portico. The projecting volume has a dormer-like, intersecting front gable and thick brick pilasters that reach from the porch floor to the roof. The arched opening within the volume is deeply inset, set further back than the wall plane of the adjacent bays. The side walls of the inset portico are stepped in slightly from the width of the framing pilasters, creating a telescoped appearance. At the top of the portico, at the spring line of the arch, a portion of the stepped wall recedes and becomes a smooth barrel vault, and another portion becomes a thin arched rib.

On the first floor of the inset portico is a single, multi-light entry door. The door is flanked by sidelights, each composed of a vertical column of five lights above a wood panel base. A row of soldier course brick forms a lintel above the door and sidelights. Two original wrought iron light sconces are mounted high on either side of the entrance. The second floor of the inset portico features a large arched window opening comprised of multi-light wood casement windows topped with an oversized fanlight. Rowlock

bricks trim the curve around the top of the window and create a sill below it. Set between the upper window and the door is a rectangular stuccoed panel trimmed on all sides by rowlock and header bricks. Blue glazed tiles form the letter “T” – for Tucker – at the center of the panel. The “T” is flanked by two red, unglazed, diamond-shaped tiles. An inset brass mailbox with openings for each apartment is situated near the entrance on a side wall of the inset portico.

The two flanking bays are identical to one another. Both outside bays have paired 1/1 windows on each floor that open to the living rooms of the apartments inside. As in other locations around the building, the first-floor windows have rowlock sills and soldier course lintels, while the second floor windows have rowlock sills but cornice trim boards instead of brick lintels. Between the upper and lower sets of windows on each bay is a small diamond-shaped decorative panel of three diagonally-set bricks.

The composition and decorative details of the front elevation represent an eclectic mix of Period Revival influences. For example, the building’s symmetrical façade, round-arched central window, and masonry construction show stripped-down Italian Renaissance influences that may be viewed as vernacular interpretations—Virginia McAlester notes that the style’s “vernacular interpretations spread widely with the perfection of masonry veneering techniques after World War I” (McAlester 2000: 398). The Colonial Revival style is also evident, particularly in the accentuated, centered front door, balanced façade composition, simplicity of detail, double-hung windows, and centered front gable attached to a front side-gabled building volume—all qualities noted by McAlester as being Colonial Revival motifs (McAlester 2000: 321-322, 334-335). Finally, the apartment house displays modest Tudor Revival influences in the form of its brick cladding, crossed gables, shallow eaves, the round-arched multi-light casement window, and small entry porch (McAlester 2000: 354-355, 358). The building’s Tudor Revival elements are in keeping with the local interpretation of the style from the 1920s through the 1930s, where Tudor-influenced single-family bungalows typically have: medium-pitched instead of steeply-pitched roofs; telescoping, arched primary entries; light-colored buff, yellow, or brown brick veneers; decorative brickwork; wrought iron porch railings; and prominent multi-light arched windows, usually found within a dominant front gable or arranged in arcade fashion along the front façade.

Side Elevations

The north and south side elevations are almost identical to one another, save for differences in the integrity of their side porches. Approximately the westernmost third of the side elevations are under the gable of the building’s front volume, whereas the rear two-thirds are under the main hipped roof. Near the center of each side elevation is a two-story, projecting volume with a dormer-like gabled roof that intersects with the main hip.

On each side elevation, the section nearest the front of the building (the westernmost third) has four 1/1 windows on each floor: two single windows near the front corner that open into the living room of the corresponding apartment, and one set of paired windows that open into the apartment’s dining room. This section also has a large louvered vent that spans the width of the gable end.

East of this gabled volume in the remaining two-thirds of the wall span, the fenestration of each elevation consists of regularly-spaced, single 1/1 windows. Immediately east of the gabled front volume is a short section of wall that corresponds to the kitchens of the apartments within. On the first floor of this section is a single side entrance door with a tiny rectangular window beside it, and on the second floor is a small

1/1 window. East of this short section is the projecting gabled volume, which on each elevation has two single 1/1 windows on each floor and a triangular louvered vent in the gable end. The projecting volume, which contains the front bedroom of each apartment, extends approximately one foot beyond the plane of the façade and adds interest to the otherwise long expanses of brick wall and identical windows. While smaller in size, this gabled projection mimics the form and roof pitch of the side-gabled front building volume. Toward the rear of each side elevation, east of the gabled projection, there are three windows on each floor: one small 1/1 window corresponding to the bathroom of each apartment, and two single 1/1 windows corresponding to the rear bedrooms.

The only difference between the two side façades is in their first-floor kitchen porches. On the south façade, three concrete steps lead to a small concrete stoop and single wood panel door with glazing in its upper portion. Above the door is a front-gabled stoop roof with carved wood brackets and exposed rafter tails. The porch and its roof appear to be original to the building. The steps have simple wood handrails that do not appear original. Adjacent to this south side entry is a small wood-framed rectangular side window. On the north façade, two steps lead to a small concrete stoop, a windowless wood panel door, and small side window, and no railings line the steps. The gabled porch roof is missing from the north side entry, though ghost lines remain.

Rear Elevation

The rear façade has a symmetrical fenestration pattern, with four windows and a door on each floor. At the center of each floor is a single wood panel door with glazing in its upper portion. Simple screen doors are located at each entry. The rear entrances are each flanked with single 1/1 windows. Near the outside corner of each floor is another 1/1 window. The upper entrance is accessed by a wood staircase, that while not historic, is likely similar to the building's original staircase. It is supported by 4x4 posts and has a simple railing made of 2x4s; at the top stair landing the railing has a flat top rail. Wire mesh has been added to the railing. Above the door on the second floor is a nearly-flat stoop roof supported by simple triangular brackets.

Foundation

The building rests on a concrete perimeter wall foundation that is set apart from the wall planes by a continuous band of soldier-course brick. Openwork concrete blocks vent the crawl space at regular intervals within the brick ribbon. The site slopes uphill somewhat to the rear, so the foundation has greater exposure on the front façade where it rises several feet above the ground. At the rear of the building, the foundation lies entirely below ground and the back door opens at grade. Where exposed, the foundation is smooth concrete. A small wooden panel near the front of the south elevation provides access to the crawlspace.

Interior

The building's floor plan is typical of the Four Unit Apartment House building type, with rooms arranged in a "home-like" fashion reminiscent of bungalows of the period. Each floor has two almost identical, mirror-image units, accessed from a central hall. The building's front entrance leads into a short foyer with two paneled interior doors, each of which opens into a first-floor unit. A short distance into the foyer is an open, U-shaped, half-landing staircase. Its balustrade features square balusters and a polished wood

handrail that terminates in a scroll. At the top of the staircase is a small landing/hall with doors to the upper floor units. A large, round-arched multi-pane window lights the landing and stairwell.

Each apartment unit has a front living room with a small fireplace; three of the four have their original gas heaters. Hearths and fireplace surrounds are tiled with square brown tiles, and each mantle is trimmed with molding and decorated with a delicate carved swag. Between each living room and dining room is an arched opening. The dining rooms feature built-in shelves and cabinets in two of the corners. From each dining room, one door opens into a small kitchen with tiled counters and backsplash, small built-in cabinets, and original shallow basins. A second door leads from the kitchen to a short hallway containing an arched phone niche and space for a small desk. Each hall leads to two small bedrooms with a bathroom between them. All have their original cast iron bathtubs, vented laundry chutes, and several have original swivel mirrors and wall-mounted sinks.

The apartments, entrance foyer, and staircase all have wood floors. All door and window openings have subtly molded trim and sills. Walls have plain baseboards and crown molding.

Integrity

The Tucker-Winfield Apartment House has remarkable integrity. Each unit retains its original 1939 floorplan; no walls have been removed or openings altered and no rooms have been enlarged or reduced in size. Its original wood double-hung windows are intact, as are most of its doors. All brickwork and exterior trim is intact, and the apartment interiors retain their original fireplace mantels and tiles, archways, built-in cabinets, telephone nooks, and other character-defining features including many of their historic finishes. The building's alterations are limited to the following: the north side entrance has a replacement door and is missing its stoop roof; the south side elevation has a non-historic stair rail; the rear staircase is appropriate but not original; several of the window screens are missing and others may have replacement screening or other parts; several windows have window air conditioning units installed; the decorative tiled "T" on the front façade is missing one of its blue tiles; and modern gutters and downspouts are found on all elevations of the building.

Parcel

The apartment house sits on a rectangular lot roughly 0.15 acres in size, with its narrow front side along Nueces Street. The lot slopes gently uphill toward the rear. The building is set back approximately 30 feet from the street, and a concrete city sidewalk runs in front of the building. Between the sidewalk and street is a flat grassy strip. Along the south side of the lot is a narrow concrete driveway that leads to the rear of the property where a garage was once located. A small grassy lawn is in front of the building wraps along both sides in narrow strips. A short concrete walkway runs from the city sidewalk to the building's front porch, and another narrow walkway runs along a portion of the north side of the building, connecting the sidewalk to the north side entry porch. The rear of the lot is currently a dirt and gravel parking area. The lot's long north side is bordered by an alley. To the south is a lot containing a one-story residential building that has been converted for use as an office. The surrounding streetscape still conveys a sense of its historic residential character; though most of the surrounding buildings have been converted from single-family houses or duplexes to office use, their historic design, materials, fenestration, and site improvements are largely intact.

History of the Tucker-Winfield Apartment House: 1939-1967

By the late 1930s, the United States was beginning to build-up for war and the demand for four-unit apartment houses in the central business and government district remained high. This was the context within which Jim and Lorena Tucker decided to build a four-unit apartment house at 1105 Nueces Street in 1939. Tucker and his wife had moved to Austin about 1930 and made their home at 1012 W. 30th Street (*Austin American Statesman*, December 11, 1933; April 28, 1935: 10). Tucker quickly established himself as an independent insurance agent specializing in automobile coverage and, in fact, was known as “The Insurance Man” (*The Austin American*: March 25, 1934: 4). He maintained an office at 614 Colorado Street and advertised his business regularly in the *Austin American Statesman* newspaper from 1933 through the early 1940s. The Tucker family settled into a middle-class lifestyle and their activities occasionally found their way to the newspaper’s “Society” pages. The couple gave small dinner parties at their home, played cards with friends, and bowled in a league. Lorena served as a department chairman for the First Methodist Church’s Young Women’s Missionary Society and Jim hunted for ducks and deer during the season (*Austin American Statesman*, various dates).

The Tuckers must have been financially stable, as they were approved for a loan to build an apartment house as an investment property, despite the lingering Depression. On February 20, 1939, the Tuckers bought property at 1105 Nueces Street from Austin resident Felix Cherico (N. 53 feet of No No. One (1) and the N. 53 feet of the West 48 feet of Lot No. Two (2) in Block No. 132 of the original Austin townsite). The long, narrow city lot measured 53’ wide by 117’ deep, with the short side fronting onto Nueces Street. Comprising an area of just over 6,200 square feet, the tract was smaller than most building lots for single-family homes which typically ranged between 6,000-7,500 square feet, at that time.

When the Tuckers purchased the lot, it contained an old frame house built about 1890. Until that time, a branch of Shoal Creek ran down the middle of Nueces Street, discouraging development in the 1000 and 1100 blocks of that and adjacent Rio Grande and San Antonio streets. By 1890, the city successfully channeled the creek into underground pipes, opening those blocks to subsequent development. Once the water was diverted, late Victorian-era houses, including the one at 1105 Nueces Street, began to appear on previously undeveloped lots along Nueces, San Antonio, and Rio Grande streets, and on the W. 10th and 11th cross streets. Pease Elementary School and Austin High were built nearby to serve the burgeoning school population in the growing residential section. The school presence attracted yet more residential development in the area until the city’s northwest quadrant was entirely built out with hundreds of Victorian, Classical Revival, and early Craftsman style houses lining its streets by the late 1910s and early 1920s.

By the time the Tuckers bought their land, however, the residential enclave had begun to experience strong development pressures from the ever-expanding government and commercial district centered along Congress Avenue. Some of the larger old Victorian homes had already been carved into office space and *ad hoc* apartments by the 1920s, and by the 1930s, smaller houses were being torn down for new construction, including office buildings and multi-family apartment houses for downtown workers. At the same time, suburban additions with stylish modern dwellings and deed restrictions against commercial and multi-family use drew the new generation of home buyers further from the central core. As the trend continued into the 1930s, the increase in business and multi-family use rendered the

northwest quadrant less desirable to young families with children, though more attractive to single professionals and office workers.

The Tucker-Winfield Apartment House is an excellent example of this development trend in downtown Austin during the 1930s. As investors, Jim and Lorena Tucker had little use for the small frame house on their recently-purchased city lot. At that time and in that location, the site was underutilized as a single-family residence but presented a great opportunity as income-producing property. The Tuckers sought to develop the lot to its “highest and best” use as four modern apartments within walking distance of the new Travis County Courthouse and downtown amenities, rather than as an aging, old-fashioned single-family house that was too small to divide into feasible rental units.

In February of 1939, Jim and Lorena Tucker entered into a contract with Austin builder Harry Hargrave for the “construction, completion and delivery within 120 working dates from the date of [the] contract, according to plans and specifications” for a “two-story four-apartment brick veneer house and a four-car box and batten garage” on the site (Travis County deed record, 592:573). No architect was named for the project. The couple granted Hargrave a mechanic’s lien for \$16,100 and he, in turn, signed a promissory note to Calcasieu Lumber Company to supply the necessary materials to complete the work (Travis County deed record, February 25, 1939).

On March 5, 1939, an article in the *Austin American Statesman* reported that Jim Tucker had been issued a permit to build a two-story, brick veneer apartment house near the new Travis County Courthouse complex. The 20-room building would consist of four individual apartments, each with private baths. A separate four-car frame garage was also planned for the site. Harry Hargrave was named as the general contractor for the estimated \$15,442 project (*Austin American Statesman*, March 5, 1939: 14). The cost was somewhat higher than other four-unit apartment houses of the period, an indication that the building was to be of quality materials and design. Its location, near both the county courthouse and the state capital complex, was ideal for attracting tenants who could afford its greater value. The Tucker Apartment House offered more amenities than many others of its type; each apartment had two bedrooms instead of the usual one, a full kitchen, a formal dining room with built-in cabinets, hardwood floors, and a gas fireplace. The private bathrooms featured tiled floors and were equipped with showers in addition to tubs.

The two-story yellow-brick veneer apartment house was ideally located for residents who worked in the central business district. It lay within a short walking distance of major Austin institutions, just two blocks west of the new Travis County Courthouse (1931) and only four blocks west of the state capitol and its associated office complex (See Map 1). Austin High and Pease Elementary School lay just a few blocks to the west. Tenants had easy access to busy Congress Avenue, with its many restaurants, hotels, retail stores, and personal services. In short, the new apartment building was the perfect address for modern young urbanites in the Austin of the late 1930s.

Like much of the area in the vicinity of the state capitol and county courthouse, this former single-family neighborhood in the northwest quadrant of the original Austin townsite, was undergoing considerable change in the 1930s. The area had originally developed in the late 19th and early 20th century as a residential neighborhood full of frame and brick single-family Victorian houses and Craftsman bungalows. In the 1920s, however, law offices and businesses such as insurance and real estate agencies began expanding beyond Congress Avenue into adjacent residential districts. When the new Travis

County Courthouse was built in the 1000 block of Guadalupe in 1931, area residents began to face increasing social and economic pressure to sell or redevelop their properties for denser multi-family apartment or office use. Some houses were replaced by new, small-scale apartment buildings while larger homes were often carved up for ad hoc office space or apartments for downtown workers.

As a result of these downtown redevelopment pressures, the area gradually changed from a single-family residential neighborhood to a mixed-use zone of offices and multi-family use starting in the 1930s and continuing in the post-World War II era. By 1939, when the Tucker Apartment House was built, some single-family houses could still be found in the neighborhood but many others had been demolished for new construction or cut-up for adaptive use. The apartment house was an example of the former; it replaced a small frame dwelling in lot 132 of the original townsite plat. Built by 1894, the house fronted onto Nueces Street which was relatively undeveloped in the late 19th century, likely because a branch of Shoal Creek ran down the middle of the street for several blocks. Another small frame house lay behind the first and a small barn occupied the site, as well.

Tucker Apartment House Residents

As expected, the early residents of the Tucker Apartment House were largely downtown office workers, some in state or local government, and others in private business ventures. The first two tenants listed in the 1940 Austin city directory were Gaylor Doughty, a salesman, and his widowed mother Ollie in one unit, and Charles E. Mullen in another. By the following year, the apartments were fully occupied; the majority of renters were young single women in the workforce. Miss Mary E. Bost lived in one unit; Larue Martin, a secretary in the Office of the State Comptroller, occupied a second apartment; Jo Woods, a stenographer for the State Highway Department, lived in a third unit; and Charles Wendlandt, Jr. and his wife, Marjorie, resided the fourth one. Wendlandt was a real estate broker and developer employed in his family business, Carl Wendlandt and Sons Real Estate, Insurance, and Loans (Austin City Directory, 1940).

As World War II raged on in 1944 and 1945, the house remained a haven for young, single women who worked in government service occupations. Leland F. Everett and his wife, Estalyne, lived in apartment A, on the ground floor, while Frances E. Goff and her sister Frieda occupied apartment B. Frances was an auditor for the State Board of Control and Frieda was an office manager in the Secretary of State Board of Insurance Commissioners. Larue Martin still lived upstairs in apartment C and continued to work in the State Comptroller's office (Austin City Directory, 1944-1945)

Sophie Sidder Winfield

The reason is unknown, but toward the end of the war, the Tuckers sold their apartment house and it changed hands several times between 1944 and 1945 (Travis County Deed Record 755: 29). On December 29, 1945, just months after the end of World War II, Karl and Eula Ratliff sold the Tucker Apartment House to Sophie Sidder Winfield, a widow who had only recently moved to Austin from Cameron, Texas, after the death of her husband, Ben. Mrs. Winfield and her descendants, son, Samuel Winfield, and granddaughter, Elayne Lansford, have owned and maintained the property from 1945 to the present, more than 70 years.

Because of the family's long tenure with the building, it is appropriate to know something about their history. Sophie Sidder Winfield was born Shifri Sedaris, but her name was anglicized upon emigrating to America from Poland with her mother, Minnie (Masha), brothers Bennie and Sol, and sister, Esther, in 1910. Her father, Sam (Schmuel) Sidder (aka Cedar, Cider, Sider) had emigrated five years earlier. Sam was from Lazdai, a Russian town near the Polish border. Minnie was from Suvalki, a Polish town only six miles away from Lazdai. The couple settled in Suvalki where all of their children were born and raised and where Ben and Sophie received an education; Sophie learned to speak Polish, Russian, Yiddish, and Hebrew, and she could both read and write. The family lived in a large house with their maternal grandmother and several other relatives. They were quite poor and Sam likely came to America in search of better opportunities for himself and his family (Lansford correspondence, June 29, 2016).

In 1905, Sam left his wife and children in Poland and immigrated to the United States, likely to secure work before sending for them. In 1910, Minnie and the children joined Sam in St. Louis, Missouri, where they lived in a community of Russian-speaking Russian immigrants. The 1910 census identified all members of family as Russian natives who spoke Yiddish as their primary language. Although a stonemason by trade, the census record listed Sam's occupation as a self-employed "house whitener." The record indicated that the Sidder children were not in school but they had just recently arrived in the country. It was a young family; Sam and Minnie were both thirty-nine, their oldest son, Bennie, was twelve, Sophie was eight, Sol was seven, and Esther was six years old in 1910 (U.S. Bureau of the Census, 1910).

Tragedy soon struck the family. Only three months after his family arrived, Sam fell from a roof and died. Relatives established the family in a tiny grocery but Masha suffered from high blood pressure and soon grew so ill that three of the children had to be sent to live with other family members. Esther, the baby, went to live with her mother's sister in Sheldon, Illinois, a village south of Chicago. Jacob and Anna Cohen discontinued the boys' educations and put them to work in their St. Louis hardware stores. A few years later, when World War I broke out, Ben went into the army. Little Sophie was left to look after mother and help run the store. When Sophie was only twelve, Masha died of an aneurism, and the girl joined her sister in Illinois. Shortly after her arrival, the aunt died, too, and the girls' cousins, Charles and Sadie Cassell, raised them until they graduated high school and left the house (Lansford correspondence, June 29, 2016).

By 1920, the Sidder children were scattered between Illinois and Texas. Ben, the oldest, was twenty-three, out of the service, and living with his employers, Sam H. and Gertrude Fane, in Fort Worth. The Fane's owned a fruit business where Ben worked as a clerk. Sol was still in St. Louis where he worked in an office as a stenographer. He later married and had a daughter, Francine. The girls were still living with their cousins in Illinois in 1920. Sophie spent a year at a business college and then helped her sister attend a four-year university. Esther eventually married a man named Bernstein and made her home in Chicago. Sophie went to stay with her uncle, Ed Weinstein, in Fort Worth. There she met Bennie Winfield (U.S. Bureau of the Census, 1920; Lansford correspondence, June 29, 2016).

Though identified as Hungarian (from Austria-Hungary) in later U.S. census records, Ben was born in Mezalabritz, in Czech Bohemia, in 1891. He was part of a prosperous Jewish family who reportedly owned a local factory until the Russians came and burned their village to the ground. Forced to flee with only the clothes on their backs, the family suffered near-starvation. Ben later recalled to his children how

he was forced to steal potatoes from farmers' fields to feed his brothers and sisters and how badly he felt doing so (Lansford correspondence, June 29, 2016).

In 1912, Ben emigrated from Europe to the United States (Bureau of the Census, 1920). The twenty-one year old may have come with his younger brother, Adolph, who also arrived in the U.S. that year. At first, Ben lived in Fort Worth, where he worked in the stockyards. In 1916, however, he relocated to the small central Texas town of Cameron, Milam County, where he lived with his cousin, Simon (Shamu) Kestenbaum – also identified as from Austria-Hungary by the census – his wife Sallie, and their daughter Flora. Ben's brother lived nearby (U.S. Bureau of the Census, 1920; Lansford correspondence, June 29, 2016). Soon, the cousins joined together in several profitable business ventures from their home base in Cameron. By 1920, the three were partners in a wholesale fruit business called the Cameron Fruit Company. Bennie traveled throughout Central Texas on behalf of the company and helped grow the business into one of the leading wholesale firms in the territory. In the 1930s, Bennie and Adolph established the Winfield Bros. Dry Goods Co., also in Cameron. Adolph's wife managed the store for the family (The Cameron Daily Herald, November 20, 1941: 1).

Bennie Winfield and Sophie Sidder met in Fort Worth, possibly through her brother, Ben, who lived in Fort Worth and also worked in the fruit business in the early 1920s. According to family lore, Bennie was very fair, with blonde hair and blue eyes, but he told Sophie, that he preferred brunettes. Since Sophie had black hair, she may have been flattered by the comment. At any rate, the couple married in 1926; Sophie was twenty-four and Ben was ten years her senior. They made their home in Cameron where they had two children, Myra and Sammie, who attended local schools. Sometime after they married, the couple acquired a "women's, children's, and infants' ready-to-wear" clothing store, in nearby Granger, a small town about 50 miles northeast of Austin ((*Austin American*, September 22, 1946: 28). The store would prove a valuable asset to Sophie in the future.

In the months and years preceding World War II, Sophie and Bennie became increasingly anxious about the plight of Jews in Europe. As war loomed closer, Sophie received a letter from her paternal uncle in Lazdai asking the Winfields to adopt their four children and bring them to safety in America. Bennie and Sophie readily agreed to the plan but their last letter was never answered. It had come too late to save the children and the family was lost to the Holocaust, a fact that weighed heavily on the Winfields (Lansford communication, 2016).

More heartache came to the Winfield family when Bennie died just before the United States entered World War II. Bennie Winfield was only 50 years old when he suffered two heart attacks and died in a Temple hospital on November 13, 1941. The news made the front page of the *The Cameron Daily Herald*, with a banner headline reading "Bennie Winfield Dies in Temple." The news of his death was shocking to his wife Sophie and indeed, the entire Cameron community where he had many friends and was considered one of the town's leading businessmen. Waco Rabbi Mocht, assisted by Rabbi Blumenthal, officiated at his memorial service, held in Cameron on November 20, 1941. Bennie Winfield was buried in the Jewish Cemetery in Waco (*The Cameron Daily Herald*, November 20, 1941: 1).

Sophie and her children remained in Cameron for several years after Bennie's death, but in 1944, the family moved to Austin so that Myra and Sam could attend the University of Texas. Still a young woman with college-aged children to support, Sophie followed the respectable widow's path of becoming a landlady. She took her share of Ben's business and invested it in Austin real estate, acquiring several

rental properties to ensure adequate, reliable income into the future. She purchased a house at 1909 Rio Grande Street, where she and the children lived. Even there, she had income from an upstairs tenant and a garage apartment. She then bought an old Victorian house at 1607 West Avenue that had been broken up into dwelling units and a 10-unit apartment complex on Sabine Street (demolished) (Lansford correspondence, June 29, 2016). On December 29, 1945, she purchased the Tucker Apartment House and all of its contents, including appliances and furniture (Notarized deed amendment, January 5, 1946). Ultimately, Sophie sold the old Victorian house and the Sabine Apartments were demolished, but the family retained ownership of the Tucker Apartment House.

With a steady income from her rental properties, Sophie was able to support herself and give her children an education. Myra graduated from the University of Texas with a degree in Organic Chemistry. Sam finished only one semester before he was drafted. Although he never returned to school, Sam was bright and mechanically gifted. In the early 1950s, he and his Uncle Sol ran a business that installed coin-operated radios in hotels. When Sol passed away in 1953, Sam taught himself how to repair everything from gadgets and contraptions to cars and televisions. In the early postwar TV and automobile culture, his found his skills to be in high demand though he rarely charged enough for them (Lansford correspondence, June 29, 2016).

Soon after purchasing the Tucker Apartment House, Sophie asked her brother, Sol, to live in one of the units and manage it, and her other properties, for her. He made her mortgage payments of \$151.67 to the Amicable Life Insurance Company and kept a detailed payment log of the principal, interest, and taxes paid each month. He was in charge of maintenance on her various rentals, repairing whatever he could fix and hiring contractors to do the rest (Sophie Winfield papers, various dates).

Sol was also in charge of “advertising” for her properties. In the late 1940s or early 1950s, he penned a newspaper ad reading “If your friends, customers, or guests are looking for a nice furnished apartment, please direct them to us! One and Two Bedroom Furnished Apartments.” Sophie and Sol rented furnished, one-bedroom apartments in their new 2108 Sabine Street complex for \$75/month. It had the added benefit of a carport with a concrete floor and was promoted as “Ideal for Couples” and “For Gracious Living.” An ad for the Tucker Apartment House let everyone know that it was “Ready to Move Into Today!!!” Sol went into considerable detail to promote the building’s amenities. The notice advertised the units as large, modern furnished apartments with two bedrooms, each with two beds, hardwood floors, three cedar-lined closets, a tile kitchen drain, and a tile bath with tub and shower. Other amenities included a built-in ironing board, a large attic fan, large living and dining rooms. Couples with children were welcome and the price was just \$90 per month. Finally, it was “Close to Everything!”

In 1960, Sophie deeded the apartment house and associated property to her son, Sam, for the sum of \$10. In the deed, she stated that she had been holding the title in trust for him “according to the wishes of my deceased husband” and that this property constituted his share of his father’s estate. She further stated that Sam would not be responsible for any lien or other payments on the property, indicating that she had paid off her mortgage but that he would have to pay the taxes on it (May 16, 1960). When Sam died, he left the building to his niece, Elayne Lansford, Myra’s daughter.

A Life of Service

When Mrs. Winfield moved to Austin, her children were nearly grown and in college, allowing her more time to follow other pursuits. While she joined several social organizations, including the University of Texas Dames, Sophie's life remained centered on her family and her Jewish faith. She had an opportunity to serve both after the war, when she and her brother-in-law learned that one of Ben and Adolph's half-brothers, Ladislo, had survived the concentration camps. Sophie and Adolph sent endless care packages to Ladislo and his family through the Red Cross and then sponsored their emigration to America. After their arrival, Sophie assisted in caring for the family's young daughter Agnes while her parents were hospitalized for tuberculosis, contracted while in the camps (Lansford correspondence, June 29, 2016).

Sophie Winfield continued to serve the Jewish community throughout her life. She was an active member of her synagogue, Temple Beth Israel, and served in its women's auxiliary, the Temple Sisterhood. During the 1940s and 1950s, in particular, she spent countless hours on behalf of B'nai B'rith and Hadassah, serving on various committees and volunteering for community outreach programs. On one occasion, she co-hosted a major USO event at Fort Hood in Killeen (*Austin American Statesman*, July 4, 1954: n.p.). One year, she volunteered with the B'nai B'rith to entertain more than 500 patients at the Austin State Hospital on Christmas day. The group substituted for the hospital's Christian staff so that they could celebrate the holiday with their own families (*Austin American Statesman*, Dec. 28, 1954: 6)

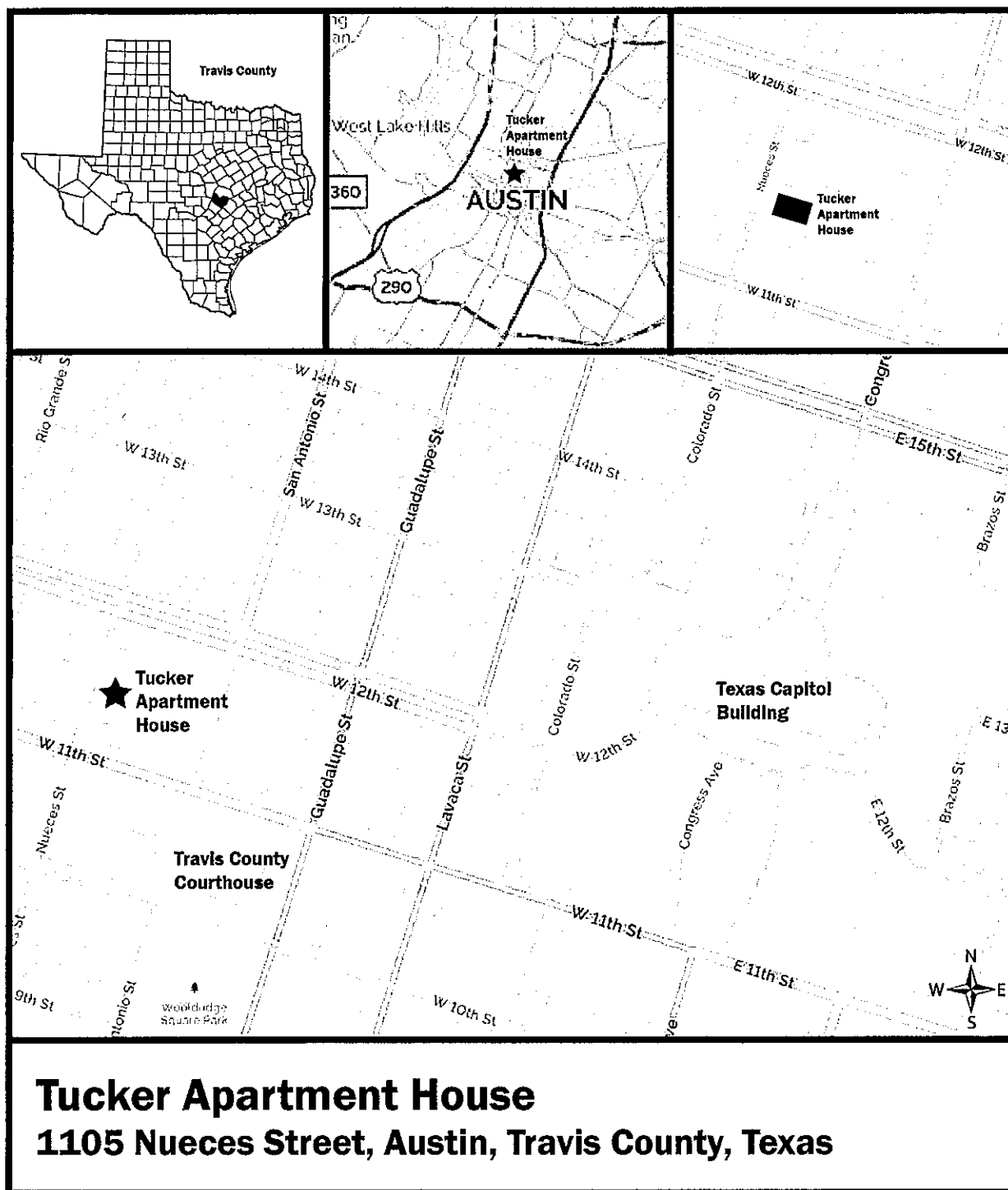
When Sophie Winfield passed away at the age of eighty-nine, in 1990, she was remembered by her family, friends, and rabbi for her great generosity and compassion for those in need. In a tribute, Rabbi Louis Firestein recalled her granddaughter's reflection that Sophie Winfield's life was one of spiritual dignity, service, and unconditional love (Rabbi Louis Firestein typescript, August 14, 1990).

Tucker-Winfield Apartment House: 2017

Today, Sophie Winfield's granddaughter, Elayne Winfield Lansford, owns the apartment house. Rather than redevelop the downtown site, she decided to keep the building to honor her grandmother's memory. Ms. Lansford is currently renovating the building for new tenants. The exterior will be entirely preserved, with the exception of removing window air conditioning units and the replication of a small missing side porch roof. Modern improvements include the installation of central air and heating systems. Most of the interior work consists of repairing and restoring existing features including the hardwood floors, fireplace mantels and tile surrounds, and built-in cabinets. Kitchens and bathrooms will be updated with fixtures and finishes compatible with the historic features. Tere O'Connell is the historic architect for the project which is being completed in accordance with the Secretary of the Interior's Standards with oversight by the Texas Historical Commission.

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

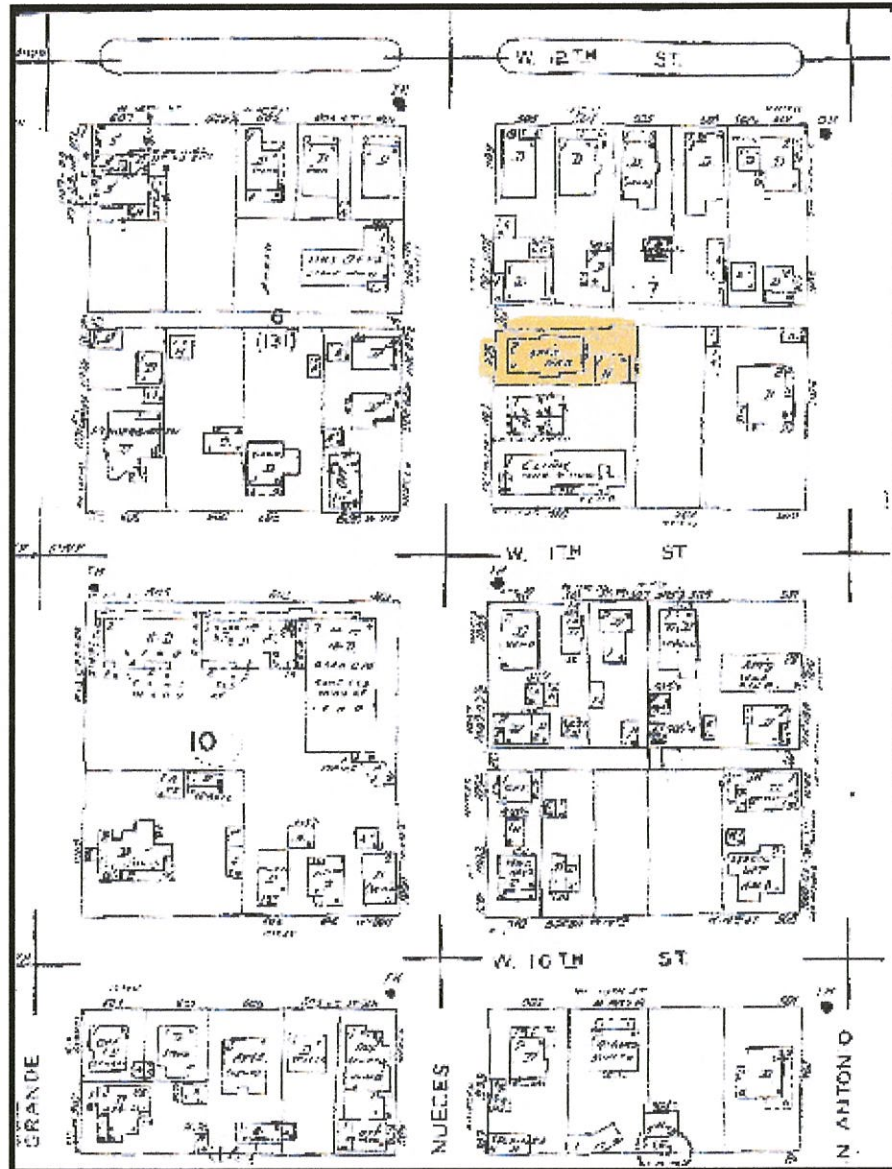
MAP 1: Location of the Tucker Apartment House, 1105 Nueces Street, Austin, Texas (map imagery from Mapquest.com)



Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

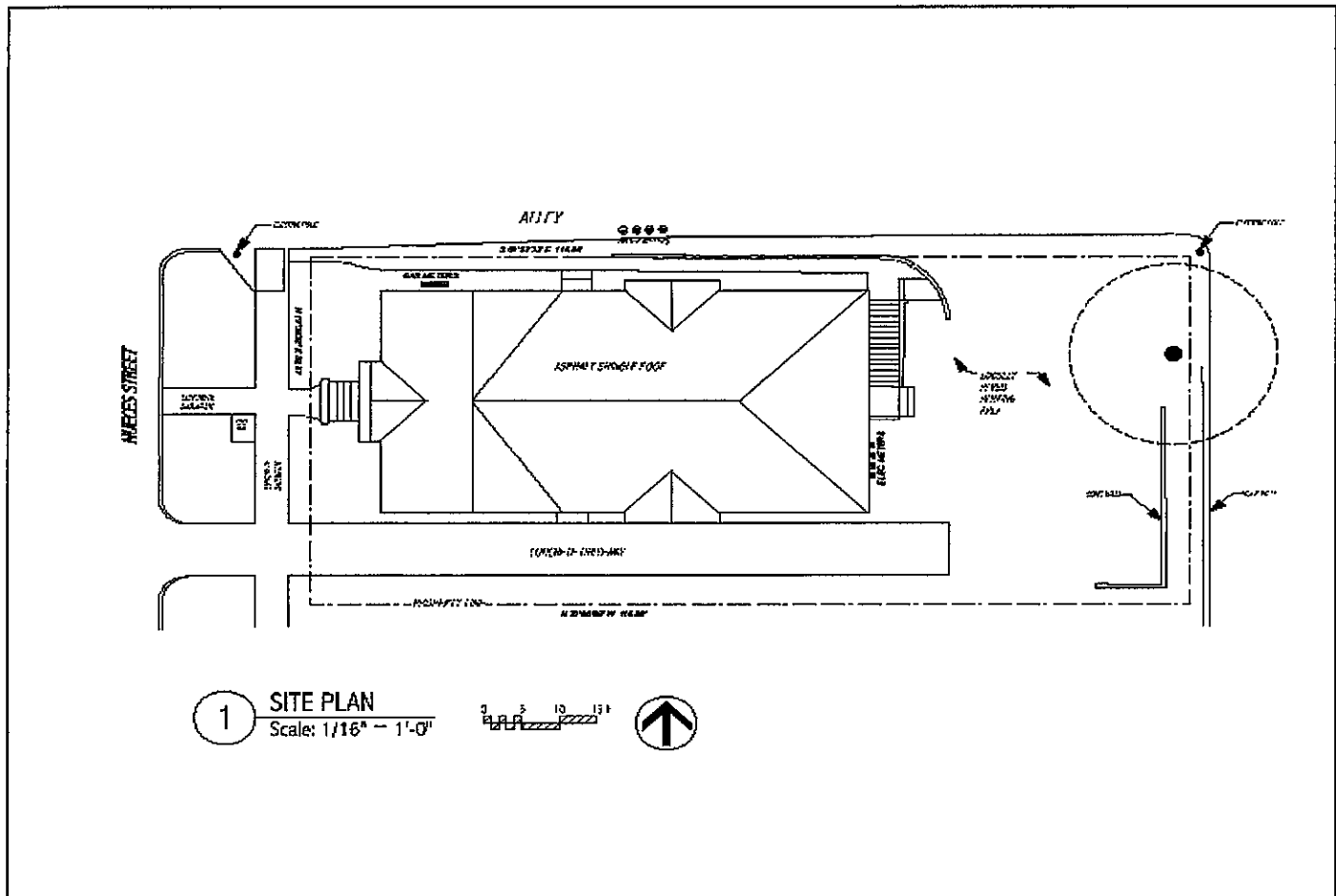
MAP 2: Tucker Apartment House, 1105 Nueces Street, Austin, Texas

Sanborn Fire Insurance Company map, Austin, Texas (1961) showing the Tucker Apartment House.



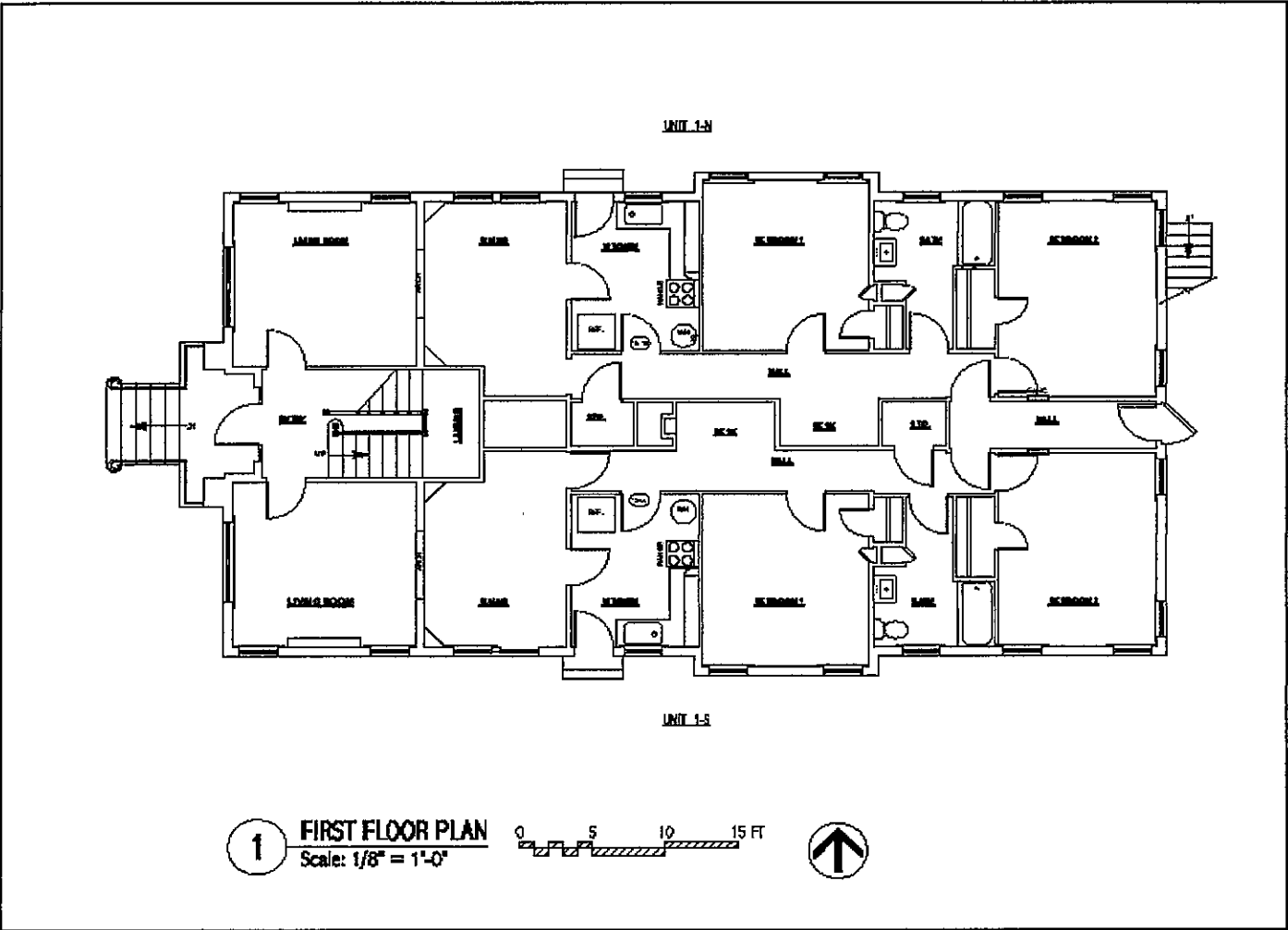
Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 3: Site Plan: Tucker Apartment House, 1105 Nueces Street, Austin, Texas



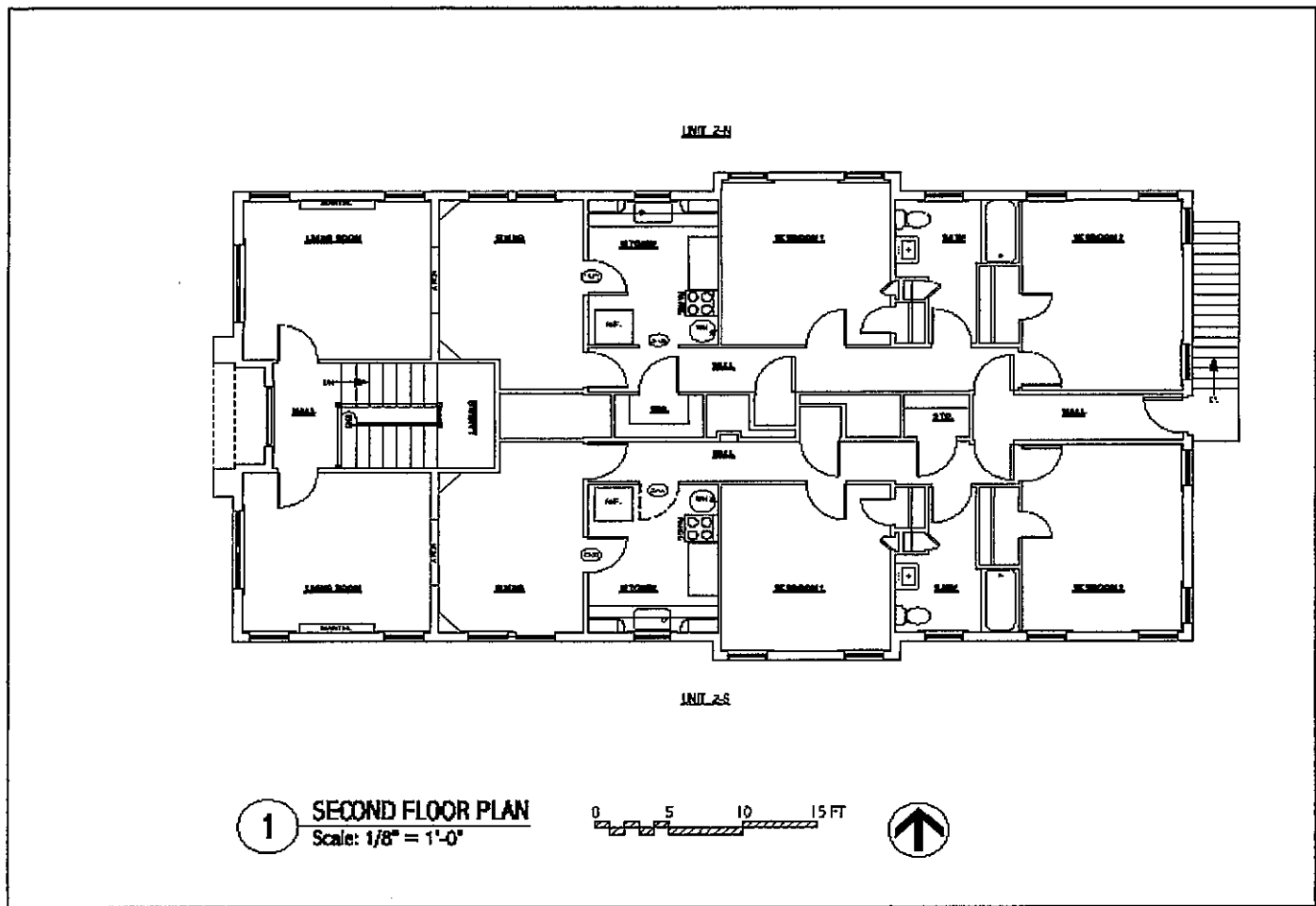
Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 4: Floor Plans: First Floor, Tucker Apartment House, 1105 Nueces Street, Austin, Texas.



Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 5: Floor Plans: Second Floor, Tucker Apartment House, 1105 Nueces Street, Austin, Texas.
Tere O'Connell, O'Connell Architecture



Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

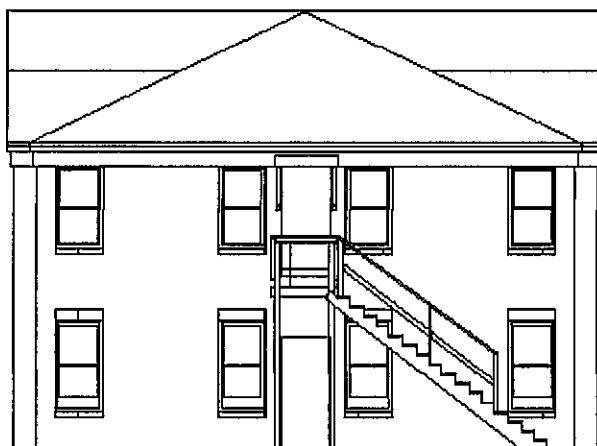
MAP 6: West (Primary) Elevation, Tucker Apartment House, 1105 Nueces Street, Austin, Texas
Courtesy of Tere O'Connell, O'Connell Architecture



1 FRONT (WEST) ELEVATION
Scale: 1/8" = 1'-0"

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

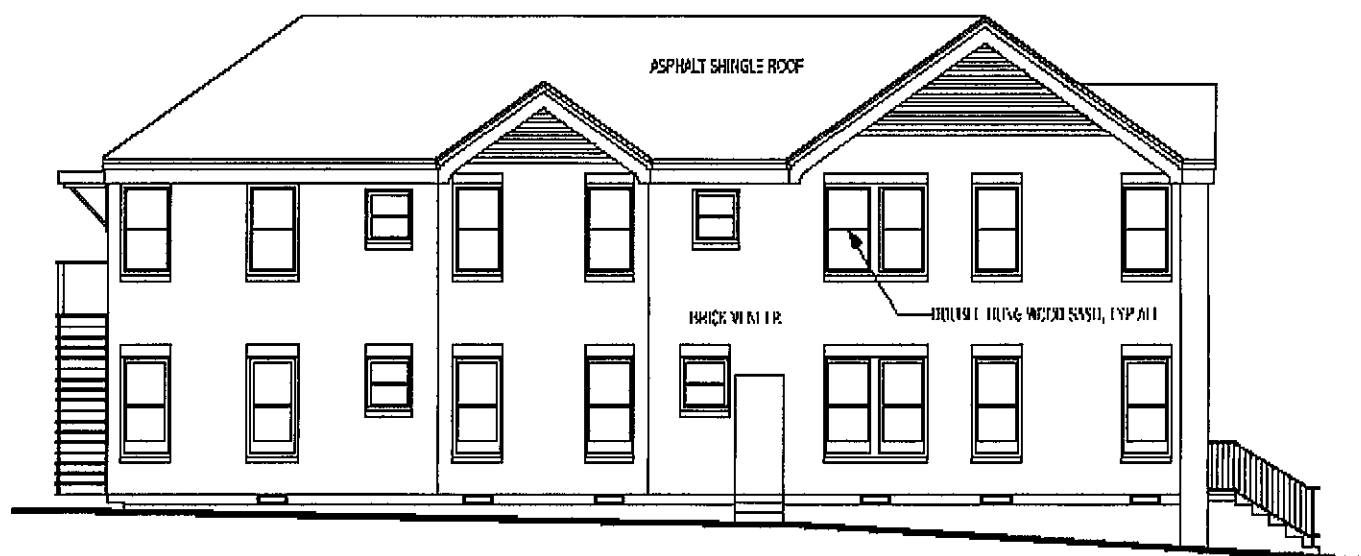
MAP 7: East (Rear) Elevation, Tucker Apartment House, 1105 Nueces Street, Austin, Texas
Courtesy of Tere O'Connell, O'Connell Architecture



1 REAR (EAST) ELEVATION
Scale: 1/8" = 1'-0"

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 8: North Elevation, Tucker Apartment House, 1105 Nueces Street, Austin, Texas
Courtesy of Tere O'Connell, O'Connell Architecture



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

MAP 9: South Elevation, Tucker Apartment House, 1105 Nueces Street, Austin, Texas
Courtesy of Tere O'Connell, O'Connell Architecture



Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

FIGURE 2: Jim Tucker "The Insurance Man" newspaper advertisement (*Austin Statesman*, September 5, 1937: 3). Tucker hired contractor Harry Hargrave to build the Tucker Apartment House in 1939.

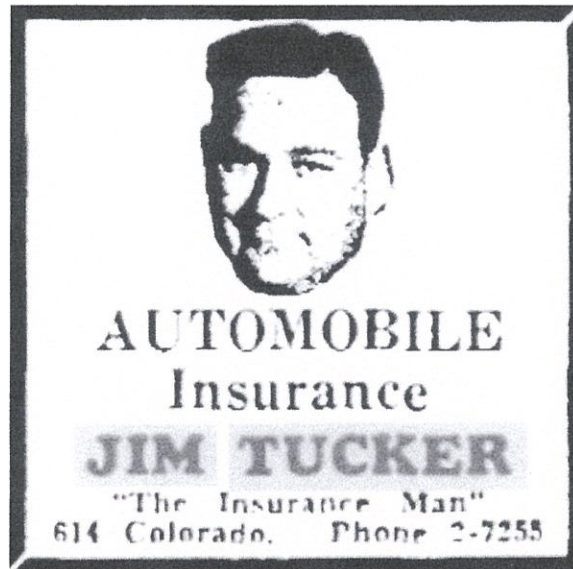
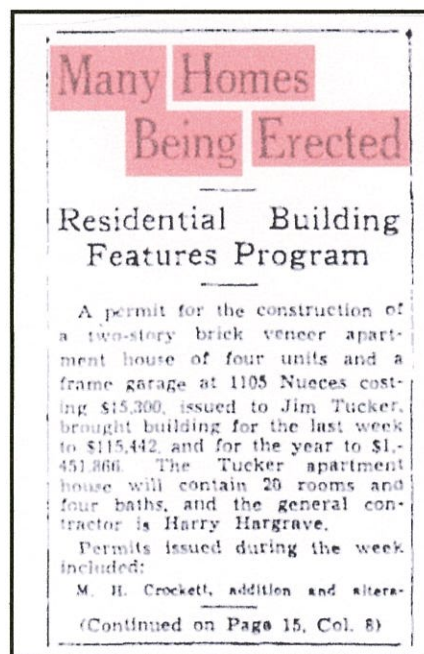


FIGURE 3: Newspaper article announcing construction of the Tucker Apartment House (*Austin Statesman*, March 5, 1939: 14).



Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

FIGURE 4: Sophie Sidder Winfield as a young woman in Texas, c. 1930



Tucker Apartment House, 1105 Nueces Street, Austin, Travis County, Texas

Figure 5: "Two for the Price of One" – Newspaper ad for home and office space in the Tucker Apartment House (*Austin Statesman*, July 3, 1948: 8).

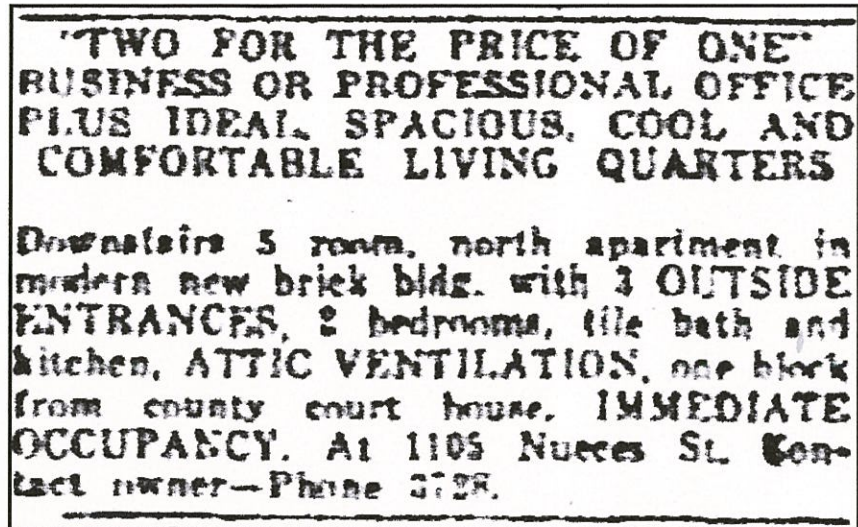


FIGURE 6: "For Rent" – Sign advertised vacancies in the Tucker Apartment House in the 1950s.

